



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 13310-0-00748
Date Received: 10/8/13
Commission/Civic: South Side
Existing Zoning: R-2F Application Accepted by: D. Reiss Fee: \$315.00
Comments: 12/17/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

3332.27 REAR YARD

Reduce rear yard from 25% to 8% of the lot area.

LOCATION

1. Certified Address Number and Street Name 888 HEYL AVE.
City COLUMBUS State OH Zip 43206
Parcel Number (only one required) 010-039657-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name HNHF REALTY COLLABORATIVE
Address 946 PARSONS AVE City/State COLUMBUS/OH Zip 43206
Phone # 614.365-0693 Fax # _____ Email robert.williams@nationwidechildrens.org
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name H. JOEL TEAFORD
Address 946 PARSONS AVE City/State COLUMBUS/OH Zip 43206
Phone # 614 365-0693 Fax # 614 355-0710 Email: robert.williams@nationwidechildrens.org

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE H. Joel Teaford

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

13310-00748

888 Heyl Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Robert Williams
of (1) MAILING ADDRESS 946 PARSONS AVE COLUMBUS, OH 43206
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) HNHF REALTY COLLABORATIVE
946 PARSONS AVE.
COLUMBUS, OH 43206

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

ROBERT WILLIAMS
(614) 365-0693

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) COLUMBUS SOUTHSIDE AREA COMMISSION
CURTIS DAVIS
P.O. Box 7846
COLUMBUS, OH 43207

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
<u>HNHF REALTY COLLABORATIVE</u>	<u>888 HEYL AVE</u>	<u>946 PARSONS AVE</u>
	<u>COLUMBUS, OH 43206</u>	<u>COLUMBUS, OH 43206</u>

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8)

[Signature]

Subscribed to me in my presence and before me this 8TH day of OCT, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8)

[Signature]

My Commission Expires:

HAMILTON J. TEAFORD
NOTARY PUBLIC - STATE OF OHIO
LIFETIME COMMISSION

MY COMMISSION HAS NO EXPIRATION DATE

Notary Seal Here

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HNHF Realty Collaborative
PO Box 6063
Columbus, OH 43206

H. Joel Teaford
946 Parsons Ave
PO Box 6063
Columbus, OH 43206

13310-00748
888 Heyl Ave.

Columbus Southside Area Commission
Zoning Committee Chair
Curtis Davis
P.O. Box 7846
Columbus, OH 43207

Christopher Crumbliss
BO Box 793
Reynoldsburg, OH 43068

JC1962
PO Box 77622
Columbus, OH 43206

BC Community Renovations LLC
777 Goodale Blvd Ste 400
Columbus, OH 43212

Community Development for All People
946 Parsons Avenue
PO Box 6063
Columbus, OH 43206

Equity Trust Co Cust FBO Walker Keith
P IRA
PO Box 2962
Westerville, OH 43086

Sonya Grayson
Paula Snyder
4029 Meath Ct
Dublin, OH 43016

Linda & John Lowery
798 E Columbus St
Columbus, OH 43206

Anthony Palmore
772 E Columbus St
Columbus, OH 43206

Patriarch Investments LLC
14362 N Frank L Wright Bl
Scottsdale, AZ 85260

J J A LLC of Ohio
PO Box 9603
Columbus, OH 43209

James & Carla Stepp
18200 Winchester Rd
Ashville, OH 43103

HNHF Realty Collaborative
946 Parsons Avenue
PO Box 6063
Columbus, OH 43206

Donald Barrowman
892 Heyl Ave
Columbus, OH 43206

Suite 500 LLC
7419 Greensbush Ave
North Hollywood, CA 91605

Stan Liu
PO Box 44276
Columbus, OH 43204

873 Heyl LLC
2770 Arapahoe Rd Ste 132
Lafayette, CO 80026

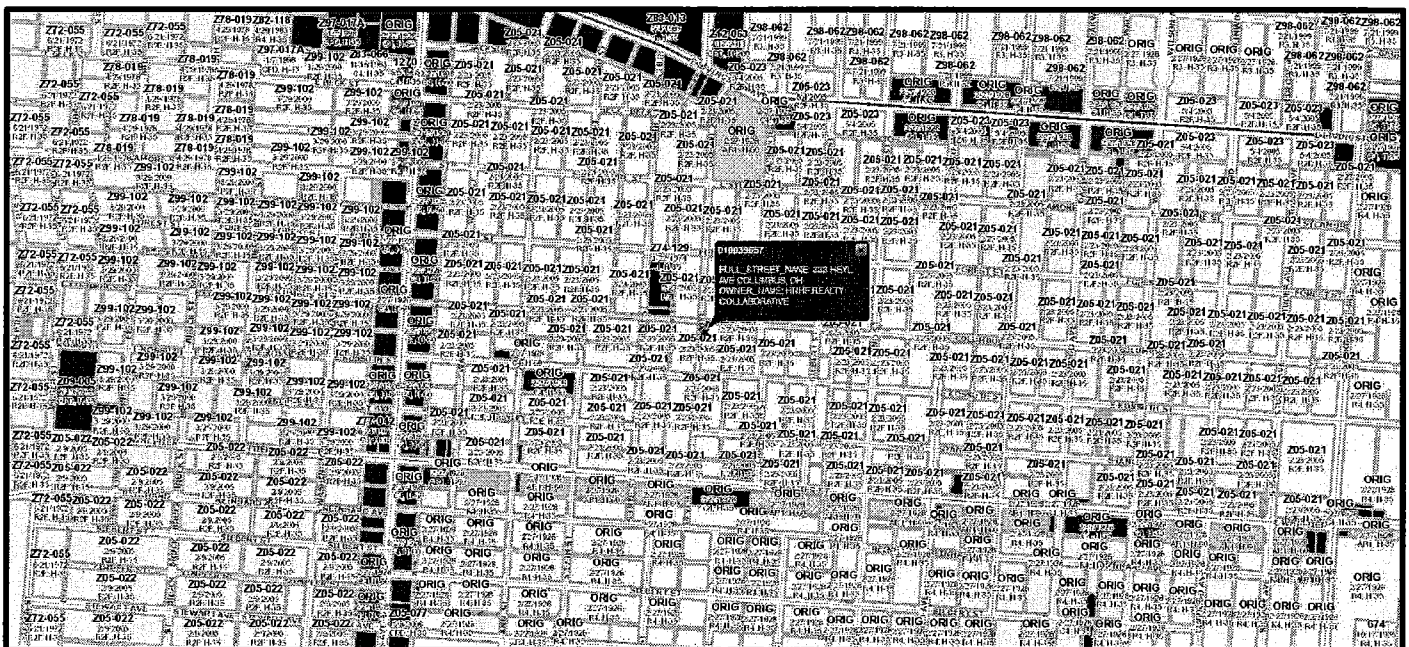
City of Columbus
Real Estate Management
90 W. Broad St RM 425
Columbus, OH 43215

L&N-UP Alum Creek LLC
3540 E Fulton St
Columbus, OH 43227

Kim Broadnax
905 Heyl Ave
Columbus, OH 43206

Kevin Massa
7205 Normanton Dr
New Albany, OH 43054

Marshall McCormick TR
4242 Tuller Rd
Dublin, OH 43017





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STATEMENT OF HARDSHIP

13310-00748

888 Heyl Ave.

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

Nationwide Childrens Hospital's Healthy Homes Program is asking to be awarded a variance for the rear yard at the property on 888 Heyl Avenue, Columbus Ohio 43206. We seek to rehab the existing structure, and to construct an addition with a one story attached garage. We are asking to be given a variance for the rear yard as it does not meet the general requirement for rear yard setback of 25% of the lot's area.

Nationwide Childrens implements a program that is designed to acquire blighted and abandoned properties to rehabilitate so that they can be resold. Additionally, Nationwide Childrens Hospital seeks to improve the condition of our neighborhood by improving the housing inventory and the quality of living of its residents. To this point, Nationwide Childrens Healthy Homes program has acquired and renovated over 40 properties in the targeted area. We found that in order for properties to be sold, in a reasonable amount of time, they need to at least have a one car garage and over 1400 square feet of living space. This variance would allow us to design a home that meets the above conditions.

In our efforts to improve the area, Nationwide Childrens Hospital needs to have the ability to provide the consumer with homes that have all the necessary amenities by meeting and surpassing the amenities that our typically provided in the existing housing inventory. As we are able to provide nicely designed rehabilitated homes, we believe that buyers will continue to be attracted to purchase them and live in our newly revitalized neighborhood. Additionally, as a benefit of selling properties, we will be able to acquire and renovate more blighted and abandoned homes which in turn will allow us to continue to transform the entire community.

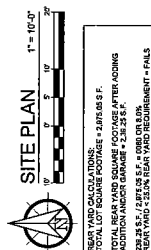
Signature of Applicant _____

Date _____

10-08-13

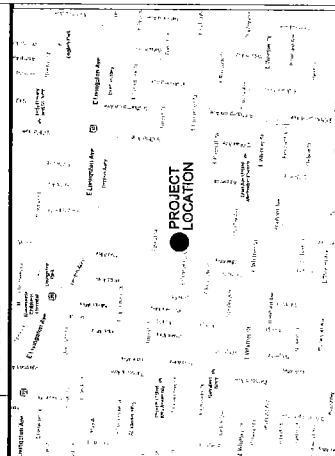
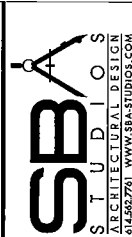
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888 Heyl Ave.

[illegible]

888 HEYL AVE.
COLUMBUS, OHIO 43206
GUT-REHAB / ADDITION
PREPARED FOR:

Healthy Homes

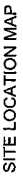


3	NOT USED
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2	SITE LOCATION MAP
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1	SITE PLAN
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888 HEYL AVE.
COLUMBUS, OHIO 43206
GUT-REHAB / ADDITION
PREPARED FOR:

Healthy Homes
A HEALTHY NEIGHBORHOODS, HEALTHY FAMILIES INITIATIVE

SB
STUDIO S
ARCHITECTURAL DESIGN
614.562.7761 WWW.SB-STUDIOS.COM



1 SITE PLAN

13310-00748
888 Heyl Ave.



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION

STATE OF OHIO
COUNTY OF FRANKLIN

13310-00748
888 Heyl Ave.

Being first duly cautioned and sworn (NAME) _____
of (COMPLETE ADDRESS) _____

ROBERT WILLIAMS
946 PARSONS AVE COLUMBUS, OH 43206

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

HNHF REALTY COLLABORATIVE 946 PARSONS AVE CO. OH 43206

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 8TH day of OCT, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

HAMILTON J. TEAFORD
NOTARY PUBLIC - STATE OF OHIO
LIFETIME COMMISSION
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